

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for JUNE 7, 2006 PLANNING COMMISSION MEETING

PROJECT #: Annexation #06010

PROPOSAL: Application by Mike & Gale Poe to annex approximately 4 acres.

LOCATION: N. 10th St. and Morton St.

LAND AREA: 4.07 acres, more or less

CONCLUSION: This proposed annexation is voluntary and at the request of the property owner. This request complies with the annexation policy of the 2025 Comprehensive Plan.

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| <u>RECOMMENDATION:</u> | Approval |
|-------------------------------|----------|

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 3, Grove Park, located in the Northeast 1/4 of Section 2, Township 10 Range 6 East, Lancaster County, NE

EXISTING ZONING: R-3 Residential

SURROUNDING LAND USE AND ZONING:

| | | |
|--------|-----------------|--|
| North: | AG-Agricultural | Interstate 80 and single-family homes on acreages |
| South: | R-1 Residential | Single-family homes on acreages |
| East: | R-3 Residential | Attached single-family and single-family. |
| West: | R-3 Residential | Single-family home on an acreage and Interstate 80 |

EXISTING LAND USE: Open space/undeveloped

COMPREHENSIVE PLAN SPECIFICATIONS:

The Land Use Map of the 2025 Comprehensive Plan identifies the proposed annexation area as Urban residential and is within the future service limits. (F-23)

The provision of municipal services shall coincide with the jurisdictional boundaries of the City—in short, it is not the intent of the City of Lincoln to extend utility services (most notably, but not necessarily limited to, water and sanitary sewer services) beyond the corporate limits of the City. (F-154)

The extension of water and sanitary sewer services shall be predicated upon annexation of the area by the City. City annexations shall occur before any property is provided with water, sanitary sewer, or other potential City services. (F-154)

Annexation generally implies the opportunity to access all City services. Voluntary annexation agreements may limit or otherwise outline the phasing, timing or installation of utility services (e.g. water, sanitary sewer) and may include specific or general plans for the private financing of improvements to the infrastructure supporting or contributing to the land uses in the annexed area. (F-154,155)

HISTORY:

June 9, 2003 Annexation #03000, Preliminary Plat #02020 and Special Permit #1991, Pinecrest CUP, was approved by the City Council for the land adjacent to the east.

The zoning was changed from A-2, Single-family residential to R-3, Residential in the 1979 zoning update.

ASSOCIATED REQUEST: Preliminary Plat #06007

UTILITIES & SERVICES:

- A. **Sanitary Sewer:** There is an existing 8" sanitary sewer main in N. 10th St. The main will be extended along Morton St. to serve this development.
- B. **Water:** There is an existing 6" water main in Morton St. east of this development which will be extended along Morton St. to serve this development.
- C. **Roads:** Morton St. is a local street with 66' of right-of-way. Currently, Morton St. is a gravel rural cross section road adjacent to the proposed development. Morton St. is paved with curb and gutter from N. 14th St. to the east boundary of this subdivision.
- D. **Parks and Trails:** There are no parks or trails at this location.
- E. **Fire Protection:** Adequate fire protection may be provided.

ANALYSIS:

1. This is a request for annexation of 4.07 acres of land northwest of N. 10th St. and Morton St.

2. The proposed annexation area is contiguous to the city limits. Pinecrest subdivision is located on the east side of this proposed development.
3. The future land use plan identifies this area as urban residential.
4. A preliminary plat has been submitted in association with this application. The preliminary plat is for 18 single-family lots and 4 attached single-family lots.
5. An annexation agreement is not required for this development. All utilities are available and no additional right-of-way is needed for Morton St.
6. Annexation policy:
 - ! Land which is remote from the limits of the City of Lincoln will not be annexed; land which is contiguous and generally urban in character may be annexed; and land which is engulfed by the City should be annexed.
 - ! Annexation generally implies the opportunity to access all City services. Voluntary annexation agreements may limit or otherwise outline the phasing, timing or installation of utility services (i.e., water, sanitary sewer) and may include specific or general plans for the private financing of improvements to the infrastructure supporting or contributing to the land uses in the annexed area.
 - ! Plans for the provision of services within the areas considered for annexation should be carefully coordinated with the Capital Improvements Program of the city and the county."

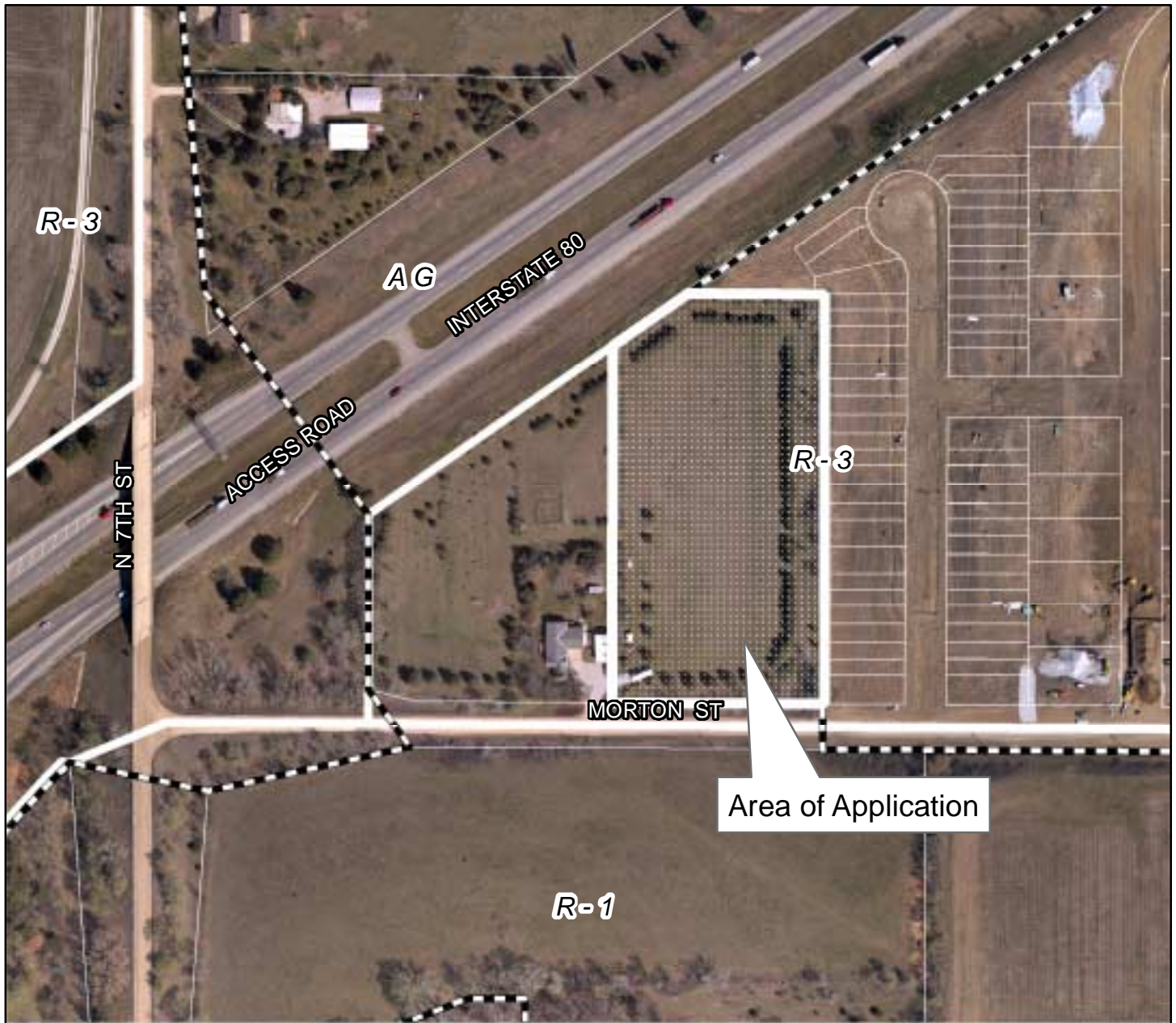
Prepared by:

Tom Cajka
Planner

DATE: May 24, 2006

APPLICANT: Mike & Gale Poe
8701 Roca Rd.
Roca, NE 68430
(402) 792-2266

CONTACT: Lyle Loth
ESP
601 Old Cheney Rd. Suite "A"
Lincoln, NE 68512
(402) 421-2500



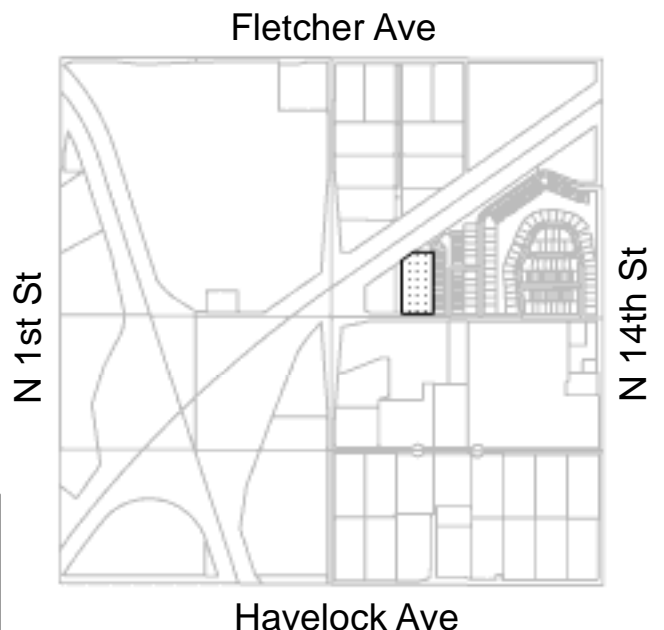
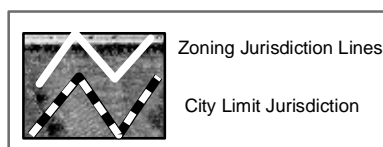
Preliminary Plat #06007 & Annexation #06010 **Gale Addition** **N 9th St & Morton St**

2005 aerial

Zoning:

| | |
|------------|--|
| R-1 to R-8 | Residential District |
| AG | Agricultural District |
| AGR | Agricultural Residential District |
| R-C | Residential Conservation District |
| O-1 | Office District |
| O-2 | Suburban Office District |
| O-3 | Office Park District |
| R-T | Residential Transition District |
| B-1 | Local Business District |
| B-2 | Planned Neighborhood Business District |
| B-3 | Commercial District |
| B-4 | Lincoln Center Business District |
| B-5 | Planned Regional Business District |
| H-1 | Interstate Commercial District |
| H-2 | Highway Business District |
| H-3 | Highway Commercial District |
| H-4 | General Commercial District |
| I-1 | Industrial District |
| I-2 | Industrial Park District |
| I-3 | Employment Center District |
| P | Public Use District |

One Square Mile
 Sec. 02 T10N R06E



15

LOT 48

LOT 49

INTERSTATE HWY
NO. 80

OUTLOT A

N. 10TH CT.
ST.

JOEHANK RD.

MORTON

ST.

EXISTING CITY LIMITS

OUTLOT A

REM. PORT.
LOT 3

2

3

LOT 51

25

24

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May 3, 2006

Mr. Marvin Krout
Director of Planning
City of Lincoln/ Lancaster County
555 South 10th Street
Lincoln, NE 68508

LYLE L. LOTH, P.E./L.S.

Suite A - 601 Old Cheney Road
Lincoln, NE 68512

Phone (402) 421-2500

Fax (402) 421-7096

Email: lyle@espeng.com

RE: GALE ADDITION PRELIMINARY PLAT

Dear Marvin,

On behalf of Mike & Gale Poe, we submit the above-mentioned applications for your review. Gale Addition is located on 9th Street north of Morton Street. The site contains approximately 4.07 acres and is zoned 'R-3'.

The project contains 18 single family and 4 single family attached lots/ dwelling units.

The site is surrounded by R-3 zoning on both sides with a single-family subdivision to the east and a single-family house on an acreage to the west, with an open field to the south, which is, zoned R-1. Interstate 80 bound this property to the north.

We are also requesting annexation of the Gale Addition project at this time.

We look forward to working with your staff as this project moves forward. Please feel free to contact me if you have any further questions or comments.

Sincerely,

Matt Langston

CC. Mike and Gale Poe

DD.

ENCLOSURES: 24 copies of Sheet 1 of 5, 8 copies of Sheets 2-5 of 5

Applications for a Preliminary Plat

Certificate of Ownership

Application Fees of \$1,700.00

8-1/2" x 11" Reductions of the Plans

